

Public Hearing

The Public Hearings were called to order at 7:20 PM by Council President Joseph G. Finn. Present were Councillor Coughlin, Councillor Croall, Councillor Gutro and Councillor McNamee. Councillor Hughes, Councillor Laforest, Councillor McFarland, and Councillor Palmucci were not present.

7:20 PM 2015 – 008 – National Grid/Massachusetts Electric Company – Temple Street

Massachusetts Electric Co. requests permission to locate manholes, wires, and ducts, including sustaining and protecting fixtures. Along Temple St. National Grid to install 180' of 6-4 duct work.

Adam Holton from National Grid in attendance and addresses the Council.

Dennis Harrington – Planning Director addressed the Council and the need for this work

No one spoke in opposition



Regular Council Meeting 7:30 PM

The City Council of the City of Quincy met on Tuesday, February 17, 2015 at 7:30 pm in the City Hall Council Chambers with Council President Joseph G. Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Gutro, Councillor Hughes, Councillor McFarland and Councillor McNamee. Councillor

Laforest arrived at 7:36 pm. Auditor Susan OConnor was not in attendance.

► Moment of Silence for Divine Inspiration

Pledge of Allegiance

City Clerk Joe Shea read Open Meeting Law

► 2014 – 216 – Status Update on Old City Hall Project

Addressing Council were - Jim Edwards & Diom OConnell from Holmes & Edwards Architects
Walter MacDonald – Public Buildings

Walter MacDonald gave an overview of the project and progress after the fire.

Jim Edwards addressed the council and introduced Diom OConnell and he gave an overview of the condition of the building including rehabilitation of the building including foundation issues, fires damage, electrical issues and work that is being done with National Grid and DOT to account for future development in the downtown. They have also worked with the Adams Green planners to account for future needs including fountains and electrical needs. Anticipated completion of the Old City Hall Project is June 2015 and work to bring building back to pre-fire condition has been completed. This winters weather impacted the schedule and may move the completion date but the project is currently 2/3 complete.

Councillor Gutro – Questioned if there had been any additional security issues since previous incident.

Walter MacDonald explained that there has not. New lighting and an alarm system that is being monitored at the QPD have been installed.

Councillor Gutro also questioned who came up with the breakdown of expenses from fire.

Jim Edwards explained how the claims process went forward after the fire and commended the contractor and their insurance on its impressive response. Everything that was destroyed has or is in the process of being replaced.

Councillor Gutro questioned if the project was on budget.

Jim Fatseas – An appropriation will be needed for ground water and foundation issues aside from the fire issues. Administration will come back before council for appropriation once the numbers are finalized.

Councillor Palmucci – Questioned negligence by Nauset for the fire and we were without a building for 4 month and will the City be reimbursed for that?

Jim Edwards stated that Paul Hines in the Solicitors Office is working that.

► 2015 – 021 – \$125,000 Appropriation for Outside Counsel for Closure and/or Reopening of Quincy Medical Center

Solicitor Timmons addressed the Council and explained need for additional funds for outside counsel Eckert Seamans

Councillor Coughlin – Questioned the status of response from Steward - Was there an extension given?

Solicitor Timmons – Out of concerns of the Revert Agreement being activated so both parties signed Tolling Agreement. A 45 day extension of the Tolling Agreement has also been signed by both parties. No final agreement has been made and Administration is still not satisfied level of response by Steward. Mayor s also looking into industry as whole and other entities that may be interested in coming to the City.

Councillor Coughlin mentioned an email he forwarded to the Solicitor from regarding Steward was removing equipment and furniture from the building.

Solicitor Timmons confirmed he received the email and stated both the mortgage holder (JPMorgan) and Steward have a vested interest in the building holding its value and functionality. The City will not let the revert clause laps and will exercise if necessary but the City will continue to negotiate with Steward.

Councillor Coughlin - Submitted a Mass Nurses Association report that will be read in as a communication

Councillor Palmucci - Questioned JPMorgans rights as a mortgage holder to the property.

Solicitor Timmons stated the Citys rights are superior to JPMorgan. The City would only take ownership of the property clear of a mortgage. Anyone who came on the title behind deed with the reverter clause knew that the clause existed.

Councillor Palmucci - What is the benefit to extending tolling agreement since Steward does not seem be negotiating in good faith?

Solicitor Timmons – The City is expecting them to negotiating. The Tolling Agreement extension allows the City to hold off on excising the reverter clause and negotiate. All of the industry regulations are at the state level and the City is hopeful that the new Attorney General will assist. The appropriation amount

requested is for the whole process and should cover the expenses thru this fiscal year.

Councillor McNamee – Question the use of the term reopening in agenda item and thinks it is misleading to the public and gives them hope that the hospital may re-open.

Councillor Laforest – Questioned time frame and when the tolling agreement extension will be ending, as well as need for communication to the community from Steward. She also expressed frustration on behalf of the nurses.

Solicitor Timmons - Extension will bring date to approximately mid-April 2015. The administration will bring more information in front of the Council when it is available. Meetings are scheduled in the coming weeks but have been slowed because of recent storms. Stewards has never communicated with the community and it is their responsibility to educate them of the changes.

Councillor Coughlin – Fines under the current agreement are nothing in comparison to outer fines the parent company has paid on other projects.

Motion to refer by Councillor McFarland Seconded by Hughes to refer to Finance Committee

► 2015 – 022 – Resolve MBTA Service Issues – Councillor Laforest, Councillor Palmucci

Councillor Palmucci sympathized with those who were affected by the recent lack of service and requested that a representative from the MBTA address the Council regarding disruption of service and the MBTAs future plans. Councillor Palmucci asked that this resolve be referred to the Oversight and Public Safety Committees

Councillor Laforest spoke about all of the issues with the MBTA – Ferry Service, Garage Closer and recent service issues

Councillor Gutro spoke about the MBTAs historic failure, the affects it has had on business and employees and the MBTAs Advisory Board role.

Councillor Coughlin stated that this is an accumulation of years of the neglect by both the MBTA and State Legislature. They have caused these issues and agreed with the Pioneer Groups report and feels that the MBTA should go into receivership.

Chief of Staff James Fatseas asked to be recognized and addressed the Mayors role as Chairman of the MBTA Advisory Board. The Board has no fiscal or policy role it only advises. The Mayor has done nothing but advocate for the residents of the City of Quincy.

Councillor Finn stated that the problems at the MBTA have long existed. There is a host of complex issues with the MBTA that will be outside the jurisdiction of this body.

Motion by Councillor Palmucci Seconded by Councillor Laforest to Refer to the Oversight & Public Safety Committees

Communications & Reports-

Approval of February 10, 2015 Meeting Minutes

► Councillor Gutro and Councillor Coughlin requested slight modification of the minutes before distribution

Motion to accept the minutes as amended by Councillor Gutro, Seconded by Councillor Coughlin
Is have it

► From Traffic Department –

Councillor Palmucci – Remove No Parking Rodgers Street – South Side 100 Ft to Willard Street

The above has been referred to Ordinance Committee for advertising

Revised West of Chestnut Consistency submission received– Meetings Scheduled for 2/25/15. Plans and supplemental information available in the Council Office as well as the Planning Department

Letter from Tenant Group in support of hiring James Morasis for Quincy Housing Authority Facilities Position

Unfinished Business from Previous Meeting-

None

Report of Committees –

Public Works Committee –

2015 – 008 – National Grid/Massachusetts Electric Company – Temple Street

Councillor Laforest moves positive recommendation

Motion by Councillor Laforest, Seconded by Councillor Coughlin

Motion passed by 9-0 roll call vote

Petitions, Memorial, Remonstrance –

▶ 2/19/15 Lunar New Year Celebration will take place 3/1/15 @ NQHS – Year of the Goat

Motions, Orders, Resolutions -

None

Scheduling of Committee Meetings & Public Hearings –

Monday, March 2, 2015 7:30 PM Regular Council Meeting

Monday, March 16, 2015 7:30 PM Regular Council Meeting

Finance Committee Meetings for Budget-

Monday, May 11, 2015 7:00 PM Finance Committee

Tuesday, May 26, 2015 7:00 PM Finance Committee

Wednesday, June 3, 2015 7:00 PM Finance Committee

Adjournment at 9:06 pm